



JOAN BUCHANAN
Assemblymember, 15th District

Dear Homeowner:

Homeownership is a source of tremendous pride for many Californians and a long-term goal for many others. Unfortunately, high levels of unemployment in California and across the nation, coupled with the foreclosure crisis, are making this dream increasingly difficult to attain.

Joblessness and the home foreclosure crisis cannot be separated. While many foreclosures are the result of unscrupulous mortgage lending and bad loans, the problem is currently worsened by the cycle of joblessness. When people lose their jobs, they have difficulty making their mortgage payments. If we get people back to work, we can lessen the damage from this disastrous cycle.

This brochure has been prepared to let you know what you personally can do to avoid home foreclosure, and to let you know the steps that the legislature is taking.

For additional copies of this brochure or for further information, please contact the district office at (925) 328-1515 or visit adc.asm.ca.gov/issues/MortgageCrisis.

Thank you.



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Assemblymember, 15th District

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HOME MORTGAGE CRISIS

**Working Together
To Find A Solution**



Foreclosures and deficiency judgments could affect your ability to qualify for credit in the future.

If you are facing financial difficulties, the following steps can help you keep your home.

- **Contact your lender NOW!** Many people avoid their mortgage lenders when money problems occur, but they can help. Most lenders have workout options and are willing to explore every possible option. The key is to contact them as soon as problems occur.
- **Stay in your home.** You may not qualify for assistance if you abandon your property.
- **Talk to a Housing Counselor.** Speak with a U.S. Department of Housing and Urban Development (HUD)-approved housing counseling agency near you at **(800) 569-4287**. They can help you assess your financial situation, prioritize your debts, determine your options, and help you negotiate with your lender. They have information on services and programs that may help you. They may also offer credit counseling. These services are usually free of charge.

For more information, go to the U.S. Department of Housing and Urban Development website at www.hud.gov.



Advice and Assistance

To get more information and advice before contacting your lender, there are many groups that can help. Call an advice counselor and protect your home.

Operation Hope

www.operationhope.org - (877) 592-HOPE (4673)

NeighborWorks

www.nw.org - (888) 995-HOPE (4673)

National Community Reinvestment Coalition

www.fairlending.com - (800) 475-6272

National Council of LaRaza

www.nclr.org - (202) 785-1670

Neighborhood Assistance Corporation of America

www.naca.com/program/homesaveProgram.jsp - (888) 302-NACA (6222)

National Foundation for Credit Counseling

www.nfcc.org - (800) 388-2227

Contact your Lender

If your lender is listed here, you can help protect your home by contacting them immediately!

Lender

Phone

Bank of America	(800) 846-2222
California Housing Finance Agency (CalHFA)	(800) 669-1079
Chase Home Finance	(800) 848-9136 or (800) 527-3040
CitiMortgage	(800) 374-8814
Countrywide	(800) 763-1255
HSBC Mortgage Corporation	(800) 338-6441
James B. Nutter & Company	(800) 315-7334
Midland Mortgage	(800) 654-4566
National City Mortgage	(800) 523-8654
PHH Mortgage Services	(800) 257-0460
Wells Fargo Mortgage	(800) 766-0987
Wendover Financial Services Corp.	(888) 934-1081
Washington Mutual Home Loans, Inc. (now J. P. Morgan Chase)	(866) 926-8937

Creating Jobs to Save Homes

Given the state of the economy, foreclosures and unemployment can no longer be fully separated. Legislative efforts, in conjunction with federal economic stimulus investment, will continue to free up bond money to jumpstart infrastructure projects, prevent teacher layoffs, and create new jobs for the 21st century economy.

Another way to create the jobs needed to stave off foreclosures is through investing in “green collar” industry and businesses. Funds would be appropriated for immediate “shovel ready” projects to provide clean air, clean water, and natural resource protection while providing jobs and economic activity.

The more people we employ—the more foreclosures we can prevent.

We are in a tough situation—but a little ingenuity and outside-the-box thinking can go a long way if we work together.



Contact a Housing Counselor
(800) 569-4287 or TDD (800) 877-8339 or www.hud.gov

For More Information visit:
adc.asm.ca.gov/issues/MortgageCrisis/
and www.hud.gov